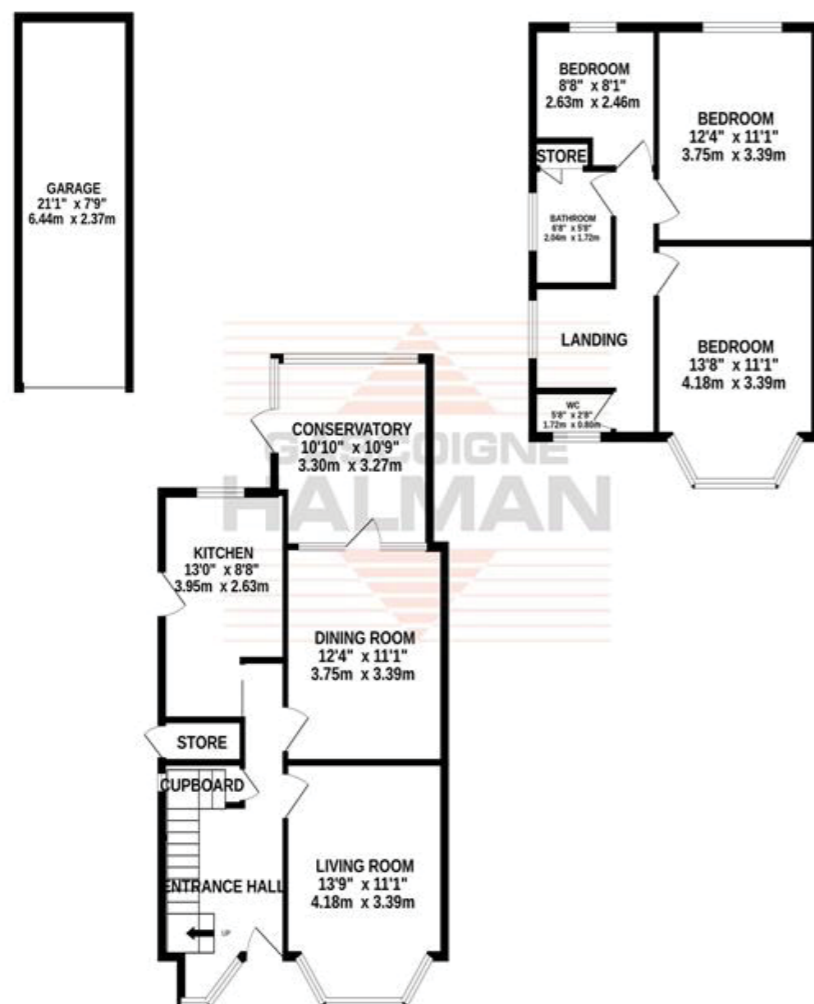


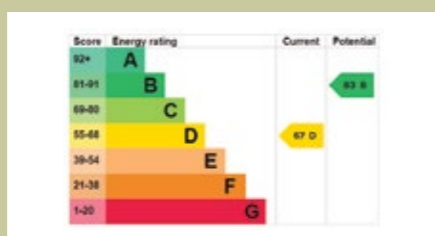
GROUND FLOOR
794 sq ft. (73.7 sq.m.) approx.

1ST FLOOR
481 sq ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 1274 sq ft. (118.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE AREAS LEADING ESTATE AGENCY

An attractive bay-fronted detached house, with two reception rooms and three bedrooms, offering scope for improvement through modernisation and potential to extend, set on a large plot, close to Sale, Ashton-on-Mersey village, popular schools and key transport links. *No Chain*

Sale
96, School Road, SALE M33 7XB
0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

- AN ATTRACTIVE BAY-FRONTED DETACHED HOUSE
- TWO SPACIOUS RECEPTION ROOMS
- ONLY A SHORT STROLL TO ASHTON-ON-MERSEY VILLAGE AND POPULAR SCHOOLS
- BOASTING A LARGE PLOT OFFERING SCOPE FOR EXTENSION (SUBJECT TO PP)

- WITH THREE WELL SIZED BEDROOMS
- CONVENIENTLY CLOSE TO SALE, KEY TRANSPORT LINKS AND USEFUL AMENITIES
- EXCITING SCOPE FOR IMPROVEMENT THROUGH MODERNISATION
- LARGE REAR GARDEN AND USEFUL DETACHED GARAGE

£450,000

CHURCH LANE

Sale



DESCRIPTION

A lovingly maintained detached residence, offering an exciting opportunity to enhance and extend (subject to PP), with a generous enveloping plot, ideally located close to Ashton-on-Mersey village, Sale, popular schools and transport links. The accommodation begins with a welcoming large entrance hall, bay-fronted living room, spacious dining room with single glazed door leading to a pleasant conservatory. To the first floor, off the spacious gallery-style landing, are three well sized bedrooms, a fitted bathroom, and separate w/c.

Externally the home enjoys a large hedged front garden with generous driveway, whilst to the rear is a well sized lawned garden with fenced borders, and a useful extended detached garage. The house also benefits from having the original external coal cupboard still in tact. The home also enjoys a large loft spanning the full size of the house, offering ample storage and potential for conversion.

LOCATION

The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable locations for families, due to the large number of highly regarded schools in the vicinity. Both Sale and nearby Altrincham can also provide for all shopping and recreational needs and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away.

DIRECTIONS

For SatNav purposes: M33 5QW
TENURE
 Leasehold - 999 Years from 26th October 1957 - GR £15.00PA - Subject to verification by Solicitor
SERVICES (NOT TESTED)
 Services have not been tested and you are advised to make your own enquiries and/or inspections.
LOCAL AUTHORITY
 Trafford MBC - Council Tax Band D
VIEWING
 Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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